

AGENCE COULANGE

DEPUIS 1974

695 000 €

Buying villa contemporaine

5 rooms

Surface : 117 m²

Surface of the living : 54 m²

Surface of the land : 350 m²

Year of construction : 2008

Exposition : Sud

View : Aperçu mer

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Amenities :

Pool, Local à vélos, 4ème Chambre/Bureau en RDC, Terrasse à l'étage, Bureau de plain-pied, Double Glazing, Automatic Watering, Laundry room, Volets roulants électrique, Calm

3 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 parking

Legal information

695 000 € fees included

1,76% VAT of fees paid by the buyer (683 000 € without fees), well condominium (20 lots in the condominium), annual current expenses 120 € (10 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



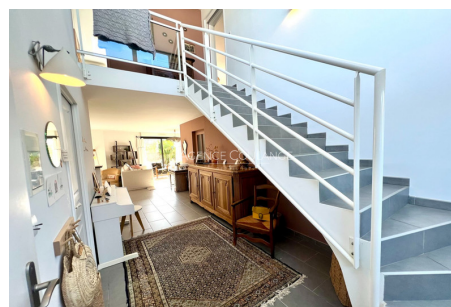
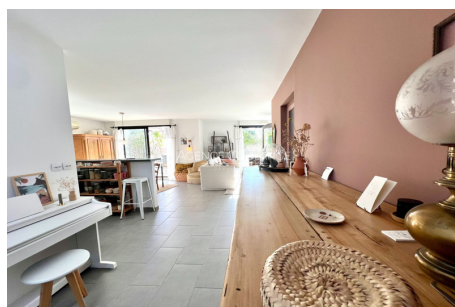
Villa contemporaine 2108 La Ciotat

Superb contemporary villa of 109 m², ideally located in a quiet area and close to amenities... On the ground floor, it offers a large open living room, a dining room and an American kitchen, all opening onto a large furnished terrace and a garden with swimming pool (4x2.5 m). A laundry room and an office/bedroom with adjoining shower room complete the ground floor. Upstairs, you will find two beautiful bedrooms, one with a terrace, a bathroom, and a master suite with a terrace, a dressing room, and a shower room. Services: reversible air conditioning, mains drainage, swimming pool, double glazing, electric roller shutters, automatic watering, and an indoor parking space... For further information or to request a visit, contact the agency on 04 42 83 14 14!

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A

Estimated annual energy between 1120 and 1580 € (reference year 2021,2022,2023)

Document non contractuel - 04/04/2025



TRANSACTION - LOCATION - GESTION

WWW.AGENCECOULANGE.COM

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180